



**TOWN OF NATICK
MEETING NOTICE**

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTIONS 18 - 25

NATICK PLANNING BOARD

**Ed Dlott Meeting Room
Town Hall**

**Wednesday, October 19, 2016
7:30 PM**

Amended 10-17-16

AGENDA

Public Speak

A period of time not to exceed 15 minutes at the beginning of every Planning Board public meeting for those who wish to voice an opinion or concern to the Planning Board on any issue not on the agenda

Project Updates/Information/Signage

1. **New England Mattress & Futon Co. and Style Cuts Boston/144 Worcester Street:** Application to reface existing roof sign
2. **Signage Special Permit: Trend Pure Asian Cuisine (Formerly Tenichi's)/1400 Worcester Street:** Wall sign and panel on pylon sign
3. **Attorney James Hanrahan:** ALOOD Working Group
4. **Jillian Wilson-Martin, Sustainability Coordinator:** Solar Canopy Updates
5. **Minor Modification:** Special Permit and Site Plan Review Decision 11-09; 82 North Main Street

Public Hearings

6. **Modification of Site Plan Approval and Special Permit: Natick Mall LLC/1235/1245 Worcester Street and 330 Speen Street (continued from October 5):** Application for enhancements to site identification and wayfinding signage, vehicular and pedestrian access, parking improvements, and associated landscaping improvements.
7. **Modification of Site Plan Approval and Special Permits: TJX Companies, Inc./0, 2, 4, 18, 18R and 29 Commonwealth Road (also known as 770 Cochituate Road) (continued from October 5):** Application for the construction of a six (6) story parking structure, under a one story approximately 53,915 sq. ft. conference center with an enclosed walkway to the main campus building, together with related site improvements
8. **Fan Court Definitive Subdivision/0 Magnolia Road (continued from October 5):** Planning Board's Public Hearing to consider modifying, amending, or rescinding constructive approval of the Definitive Subdivision Plan
9. **Modification of Site Plan Approval and Special Permit: Golf Academy (formerly Natick Golf Learning Center)/218 Speen Street (continued from October 5):** Application for site improvements and upgrades

2016 Special Town Meeting Zoning Articles Public Hearings (7:30)

10. **Article 4** – Amend Zoning Bylaws to create a Transitional Overlay Option Plan (TOOP)
11. **Article 5** – Amend Zoning Bylaws TOOP Parcels
12. **Article 7** – Amend Zoning Bylaws SPGA in INI & INII
13. **Article 8** – Amend Zoning Bylaws Regarding Motor Vehicle Storage
14. **Article 9** – Amend Zoning Bylaws to remove wording in Section 323.3
15. **Article 10** – Amend Zoning Bylaws 55 Years of Age Amenity Housing Use
16. **Article 11** – Amend the Zoning Bylaws Elderly Family Residences Use

2016 Fall Town Meeting Other Articles

17. **Article 2** Appropriate Funds for the Design and Development of the Cochituate Rail Trail
18. **Article 3** Acquisition of the CSX Saxonville Branch

Natick 2030+ Comprehensive Master Plan Update & Discussion

19. **General Update & Next Steps**
20. **Report to Town Meeting**

Planning Board Business

21. **Decisions:** Mattress Firm/1400 Worcester Street
22. **Discussion:** 154 Worcester Street violation and enforcement; Walnut Hill, retention basin update
23. **Discussion:** Planning Board Process & Procedures
24. **Discussion:** General Updates from Community & Economic Development Staff
25. **Minutes**
26. **ZBA Cases**